

# **CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES**

**Date: Wednesday, September 15, 2010**

**Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall**

**Time: 9:00 AM**

**9:00 a.m.**

**106<sup>th</sup> St Insurance Office (College Plaza, Lot 36).**

The applicant seeks the following development standards variance and use variance approvals:

**Docket No. 10080007 UV      Appendix A: Use Table      Office use in Residential District**

**Docket No. 10080008 V      Section 27.03.01      Gravel parking lot**

The site is located at 601 E 106<sup>th</sup> St on .28 acre and is zoned R1/Residential within the Home Place Business District Overlay. Filed by Gordon Smith.

**This Item Was Not Heard**

**END**

**9:15 a.m.**

**Docket No. 10080011 SP: Replat of D Wilkinson's Addition, Lots 13-15 (Rangeline Commercial).**

The applicant seeks secondary plat approval to create 5 lots from 3 lots. The site is located at 411, 421, and 431 N Range Line Rd. It is zoned B-5/Business within the Historic Range Line Subarea of the Old Town Overlay. Filed by Steve Schutz of Rangeline District, LLC.

Dave Sexton, The Schneider Corporation; David Barker, Barker Law Offices; Steve Schutz, Steve Schutz Builders were present. The petitioners are requesting to replat lots 13-15 of D. Wilkinson's Addition

**Joanie Clark-Vectren Energy**

No objection to replat

Passed out service request information for future needs

Petitioner stated potential for 3 individual structures to be built

**Daren Mindham- DOCS-Environmental Planner**

Approved Landscape Plans (as of August 17<sup>th</sup>), notify if any changes

**Nick Redden-Carmel Engineering**

Sent comment letter to Mark Thorpe, no further comments

**Dave Lucas-Hamilton County Highway Department**

Outside jurisdiction, no comments

**Ryan Hartman-Clay Twp. Regional Waste**

Outside of service territory, no comments

**Chris Ellison-Carmel Fire Department**

Square footage of building, use of building and occupancy load of building (more than 100) may require a sprinkler system to be installed

Suggested to check with CFD once use is determined.

**Alexia Donahue-Wold-DOCS reporting for David Littlejohn-Alternative Transportation**

Sent comment letter to address 4 ft. sidewalk needs to be 5 ft. per the Subdivision

Control Ordinance and to show bike parking on site plans

-Petitioner questioned if they need to tear out existing 4 ft. walk and replace with 5 ft. or can they connect to what already exists?

Suggested to contact David to follow up

**Shirley Hunter-Duke Energy**

Alley area needs updated

Passed out contact information along with requesting Auto CAD file

**Angie Conn-DOCS**

Sent comment letter, waiting on response

**Christine Barton-Holmes-DOCS**

No comments

**END**

**9:20 a.m.**

**Docket No. 10080014 ADLS Amend: Hazel Dell Corner, Lot 4 - Additional Parking.**

The applicant seeks site plan approval to add 36 parking spaces. The site is located at 13185 Hazel Dell Pkwy and is zoned B-3/Business. Filed by Eric Gleissner of Civil Site Group, Inc.

Eric Gleissner of Civil Site Group was present. Current development has 2 buildings on site. One is fully leased and smaller building is vacant with possibility of tenant. With tenants success the parking lot is constantly full. Petitioner is asking for approval of 36 new parking spaces (but will lose 2 existing due to layout) so will net 34 parking spaces. The new parking spaces will be in areas that are currently grassy area and there will be no change to the current landscaping. With the new parking spaces they will add trees and shrubs to make up for the loss of green space.

**Joanie Clark-Vectren Energy**

No objection to project

**Daren Mindham- DOCS-Environmental Planner**

Approved Landscape Plans (as of August 26<sup>th</sup>), notify if any changes

**Nick Redden-Carmel Engineering**

Sent comment letter, no further comments

**Dave Lucas-Hamilton County Highway Department**

Outside jurisdiction, no comments

**Ryan Hartman-Clay Twp. Regional Waste**

Outside of service territory, no comments

**Chris Ellison-Carmel Fire Department**

Any changes to or obstructing of existing fire hydrants?

-No

No further comments

**Alexia Donahue-Wold-DOCS reporting for David Littlejohn-Alternative Transportation**

Sent comment letter to address bike parking (ordinance requires a minimum of 4 bike parking spaces)

**Shirley Hunter-Duke Energy**

Current plans propose parking lot on west side will be laid over top of underground power lines. Not able to locate power line location, but are able to see the transformer. Not on a conduit system, ALL on radio feed which is not easy to service customer, especially in a power outage.

Suggested to set up conduit or tie into loop, Shirley to review further  
Petitioner to have lines located

**Angie Conn-DOCS**

Sent review letter, no further comments

**END**

**9:20 a.m.**

**Docket No. 10080013 DP: Walnut Creek Drive Extension.**

The applicant seeks development plan approval to extend Walnut Creek Dr. south to 98<sup>th</sup> St. and relocate some utilities. The site is located at the northeast corner of 98<sup>th</sup> St. and Michigan Rd., just south of West Carmel Marketplace. The site is zoned B-3/Business within the Michigan Rd/US 421 Overlay Zone. Filed by Bill Armstrong.

Brian Cross with Civil Site Group and Bill Armstrong with Armstrong Builders and owner were present. Petitioner is proposing an infrastructure change the development plan they received an approval on over 3 years ago. They would like to connect Walnut Creek Drive to West Carmel Marketplace to 98<sup>th</sup> Street along with extending the storm sewer drainage.

Petitioner noted the offsite drainage concern in the North Augusta subdivision is currently being corrected.

**Joanie Clark-Vectren Energy**

Currently there is a 2 inch plastic main in easement on west side of Walnut Creek Drive. Two services at 9805 and 9807 are retired close to the curb. Suggested at the time of service, extend gas services along Walnut Creek Drive along south side.

**Daren Mindham- DOCS-Environmental Planner**

Comments have been addressed, no further comments

**Nick Redden-Carmel Engineering**

Sent letter with review comments, no further comments

**Dave Lucas-Hamilton County Highway Department**

Outside jurisdiction, no comments

**Ryan Hartman-Clay Twp. Regional Waste**

When eastern lot (Lot 63 North Augusta) is developed the sanitary sewer will need to be extend from Michigan Road along east side of Walnut Creek Drive

Petitioner suggested installing a private grinder pump

To be determined later, may have issue with being in Right of Way

**Chris Ellison-Carmel Fire Department**

No comments

**Alexia Donahue-Wold-DOCS reporting for David Littlejohn-Alternative Transportation**

Sent letter, no further comments

**Shirley Hunter-Duke Energy**

Outside jurisdiction (IP&L territory)

**Angie Conn-DOCS**

Sent comment letter, waiting on response

Noted to Petitioner that DOCS plans to send a letter to the managers of West Carmel Market Place to inform them of the project and the October Plan Commission Meeting

DOCS Staff does support petitioner extending Walnut Creek extension to West Carmel Marketplace to complete drive extension all the way to the property.

**Christine Barton-Holmes-DOCS**

No comments

**END**